

Bells Hill, Barnet, EN5

Asking Price: £415,000

Leasehold

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This top floor purpose built flat offers bright and spacious living accommodation within a well managed development. Positioned in an elevated postion close to Barnet town centre, enjoying pleasant, far-reaching southerly views over the surrounding area.

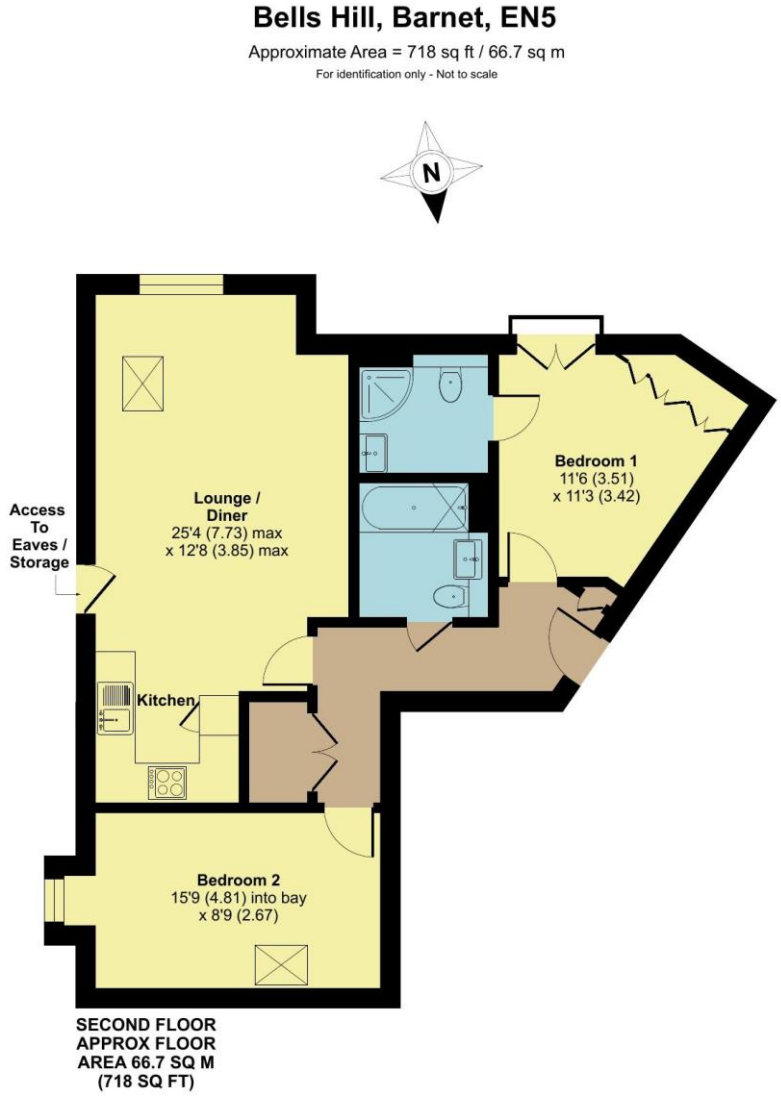
Set within well tended communal grounds with allocated parking, the building features secure intercom access to a communal entrance hall with stairs leading to the top floor landing and inner hall.

The flat benefits from underfloor heating throughout and comprises a welcoming entrance hall, a spacious lounge with access to generous eaves storage, and a modern fitted kitchen. There are two double bedrooms, including a principle suite complete with stylish fitted wardrobes, an en-suite shower room, and a Juliet balcony, as well as a separate three piece family bathroom. Boasting a B-rated EPC, this home will appeal to eco-conscious buyers looking for high energy efficiency and lower running costs.

The area boasts a selection of local pubs and restaurants, with further amenities nearby in Cockfosters. High Barnet provides a pleasant location with a lively community feel, featuring popular coffee shops, Gail's Bakery, and The Spires shopping precinct housing Waitrose, H&M, Anytime Fitness, and a vibrant Saturday market.

High Barnet Underground Station (Northern Line) is within walking distance, providing a direct 25-minute route to King's Cross for an easy commute into the West End and City.

- **TOP FLOOR FLAT**
- **TWO DOUBLE BEDROOMS**
- **EN-SUITE**
- **THREE PIECE BATHROOM**
- **SPACIOUS RECEPTION/DINING ROOM**
- **FITTED KITCHEN**
- **JULIET BALCONY**
- **UNDERFLOOR HEATING**
- **ALLOCATED PARKING**
- **111+ YEAR LEASE TERM**
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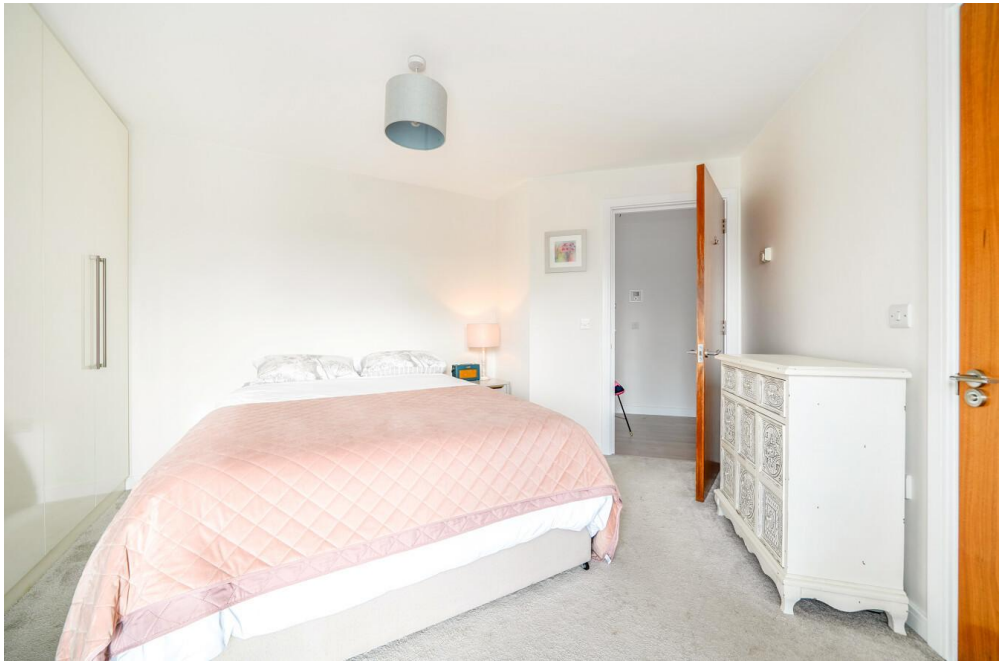
















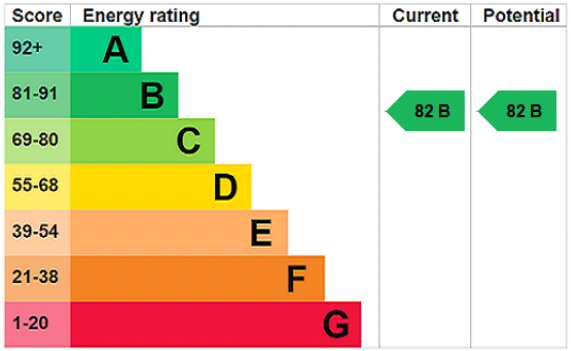











Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
82 B
82 B

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Reference: BRN260340